

Dan Johnson
PERSONAL REAL ESTATE CORPORATION

Amera Johnson



Information Package
For
6156 Pinnacle Rd



The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.



6156 Pinnacle Rd, Duncan



Spacious and well cared for 4 bed, 2 bath half duplex offers 1900+ sq ft of family-friendly living in a great neighbourhood—just minutes to town, parks, schools, and rec centres. The pride of ownership shines throughout. The lower level features a welcoming entry, large bedroom, and cozy family room—perfect for movie nights, guests, or a play space. Upstairs, enjoy open-concept living with a bright kitchen, dining, and living area that flows seamlessly to a sunny deck and fully fenced yard with garden shed. With 3 more bedrooms up, a 220 outlet in the garage, and fresh paint throughout, this home offers comfort, space, and value. A must-see!

Area	Duncan	Age	2003
Bedrooms	4	Taxes	\$3,824 (2025)
Bathrooms	2	MLS#	1004656
Lot Size		Parking	2
Floor Space	1925Sqft		



Dan Johnson*

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Pemberton Holmes Ltd

23 Queens Rd
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Property One Page Resi Client

6156 Pinnacle Rd Duncan BC V9L 6X8
MLS® No: 1004656 \$599,995 Active



Spacious and well cared for 4 bed, 2 bath half duplex offers 1900+ sq ft of family-friendly living in a great neighbourhood—just minutes to town, parks, schools, and rec centres. The pride of ownership shines throughout. The lower level features a welcoming entry, large bedroom, and cozy family room—perfect for movie nights, guests, or a play space. Upstairs, enjoy open-concept living with a bright kitchen, dining, and living area that flows seamlessly to a sunny deck and fully fenced yard with garden shed. With 3 more bedrooms up, a 220 outlet in the garage, and fresh paint throughout, this home offers comfort, space, and value. A must-see!

Room	Level	Dims/Pieces
Bathroom	Lower	4-Piece
Bedroom	Lower	9'9x12'3
Entrance	Lower	17'7x10'10
Living Room	Lower	25'1x10'10
Bedroom	Main	12'1x11'5
Bedroom	Main	10'1x10'0
Bedroom - Primary	Main	12'11x12'3
Dining Room	Main	11'0x10'1
Ensuite	Main	4-Piece
Kitchen	Main	10'0x10'1
Living Room	Main	12'0x14'0

MLS® No: 1004656

Status: Active

Area: Duncan

DOM: 3

Sub Type: Half Duplex

Pend Date:

List Price: \$599,995

Orig Price: \$599,995

Sub Area: Du West

Duncan

Sold Price:

Title: Freehold/Strata

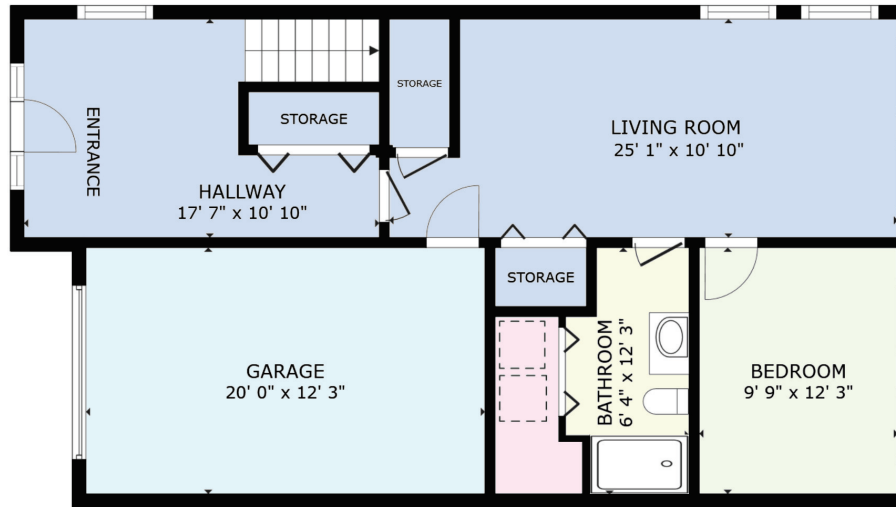
Interior				
Beds: 4	Baths: 2	Kitchens: 1	Fireplaces: 0	Storeys:
FinSqFt Total: 1,925	UnFin SqFt: 0	SqFt Total: 1,925	Basement: Yes	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 1	Beds or Dens: 4	Laundry: In House
Layout: Duplex Side/Side		Appl Incl: Dishwasher, F/S/W/D		
Heating: Electric, Forced Air, Heat Pump, Natural Gas		Cooling: Central Air		
Intr Ftrs:				

Exterior/Building		
Built (Est): 2003	Front Faces: East	Storeys:
Construction: Insulation: Ceiling, Insulation: Walls, Stucco		Foundation: Poured Concrete
Lgl NC Use:	Access:	Bldg Warranty:
Exterior Ftrs: Garden		Roof: Fibreglass Shingle
		Bldg Style:

Lot			
Lot SqFt: 3,762	Lot Acres: 0.09	Dimensions: 33 x 114	Shape:
Park Type: Garage	Park Spcs: 1	View: Mountain(s)	Waterfront:
Carport Spcs: 0	Garage Spcs: 1		Water: Municipal
Sewer: Sewer To Lot	Restrictions:	Services:	
Lot Ftrs: Cul-de-sac, Landscaped			

Legal/Public Records			
Assessed: \$590,000	Assess Yr: 2025	Taxes: \$3,824	Tax Year: 2025
PID: 025-649-191	Roll No: 5676022	Zoning: R3	Zone Desc: Duplex
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: SL 2, SEC 1, RGE 3, SOMENOS DIST, SP VIS 5354 TO W/AN INT IN THE COMMON PROP IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM V			

Strata			
Strata/Pad Fee: \$0	Strata/Pad Fee Year: 2025	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: 2	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?: No	Plan Type: Bare Land	Lvls in Unit: 2	Unit's Level:
Rent Allwd?: Unrestricted	non-conforming strata - Duplex		
Yngst Age: 0	non-conforming strata - Duplex		
Pets Allwd: Aquariums, Birds, Caged Mammals, Cats, Dogs			
BBQs Allwd: Yes			
Smoking Byl: No			
Unit Incl:			
Assmt Incl:			
Shrd Am:			



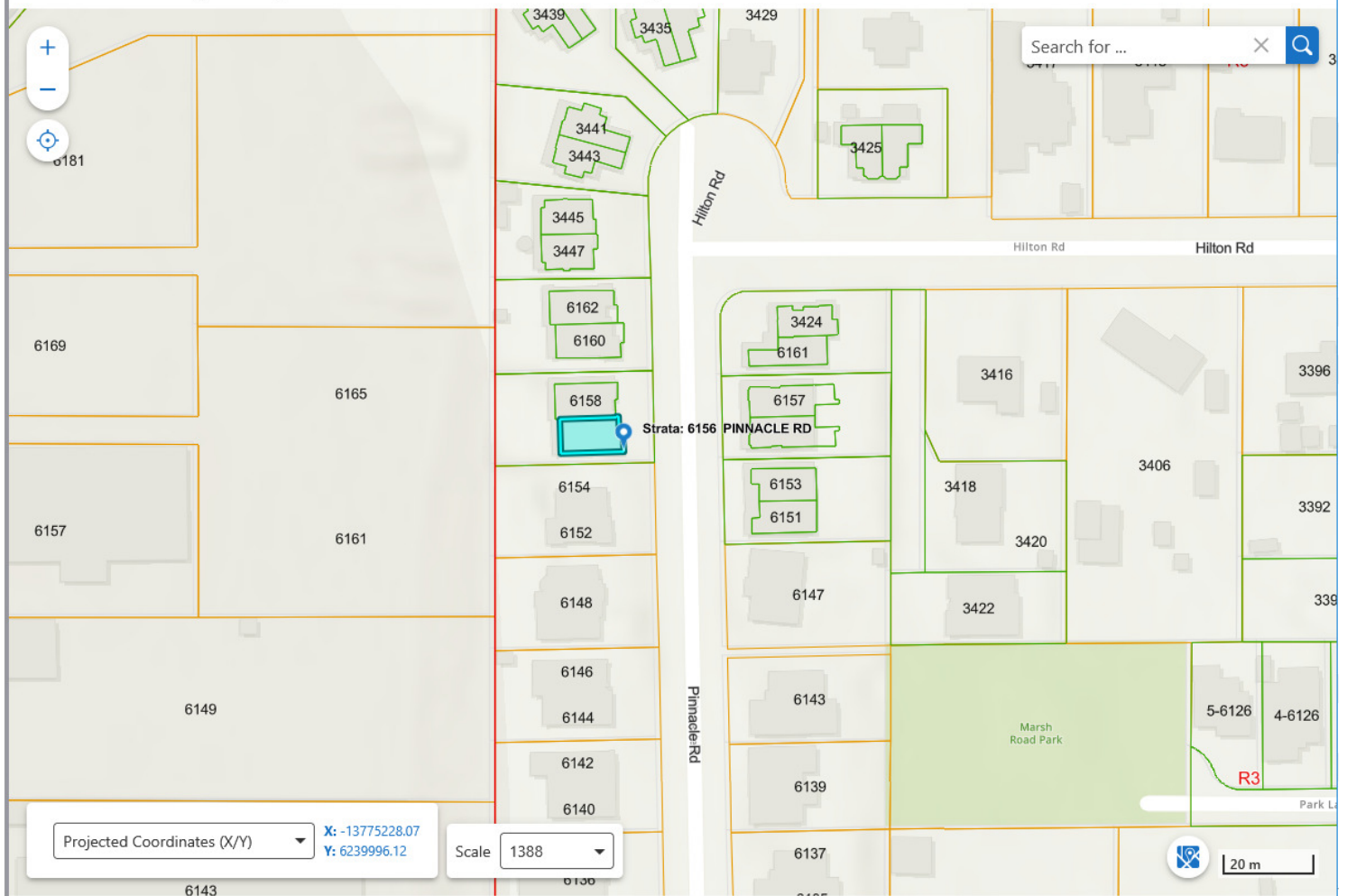
FLOOR 1



FLOOR 2

GROSS LIVING AREA
 FLOOR 1 809 sq.ft. FLOOR 2 1,116 sq.ft.
 EXCLUDED AREAS : GARAGES 264 sq.ft. EXTERNAL AREAS 55 sq.ft.
 TOTAL : 1,925 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Strata: 6156 PINNACLE RD

Property Report

Residential One and Two-Family Zone (R3)

Permitted Uses

- 58 (1) The permitted uses for the R3 zone are as follows:
- Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Detached Accessory Dwelling Unit
 - Home-based Business
 - Multi-Family Residence
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling [BL3302]

Minimum Lot Size

- (2) The minimum permitted lot size in the R3 zone is 670 m² (7,212 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage in the R3 zone is 18.0 m (59.06').

Density

- (4) The maximum permitted density for the R3 zone is as follows:
- (a) The number of residential buildings shall not exceed one, except, where the principal residential building consists of a single-family dwelling with or without a secondary suite, in which case one detached accessory dwelling unit is permitted.
 - (b) The number of dwelling units shall not exceed:
 - (i) Three in the case of lots that are less than 280 m² (3,014 sq. ft.) in area.
 - (ii) Four in the case of lots that are at least 280 m² (3,014 sq. ft.) but not more than 4,050 m² (1 acre) in area.
 - (iii) Two in the case of lots that are greater than 4,050 m² (1 acre) in area.

Maximum Lot Coverage

- (5) Where a lot contains one residential building and up to two dwelling units the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 30% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger; and
 - (b) 35% of the lot area for lots less than 650 m² (7,000 sq. ft.).
- (5.1) Where a lot contains three or more dwelling units or contains a detached accessory dwelling unit the maximum permitted lot coverage in the R3 zone is as follows:
- (a) 35% of the lot area for lots of 650 m² (7,000 sq. ft.) or larger;
 - (b) 40% of the lot area for lots less than 650 m² (7,000 sq. ft.) but larger than 500 m² (5,382 sq. ft.); and
 - (c) 45% of the lot area for lots 500 m² (5,382 sq. ft.) or less.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 4.5 m (14.76')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a lane or street, 3.0 (9.8')
 - Yard, Rear, 7 m (22.97')

- (b) Accessory Buildings and Structures (Excluding Fences)
Yard, Front, 5.0 m (16.40')
Yard, Side, 1.0 m (3.28')
Yard, Rear, 1.5 m (4.92') [BL3323]
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R3 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.40')

Conditions of Use

- (8) The conditions of use for the R3 zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Bed and breakfast uses may have no more than three sleeping units.
 - (e) Bed and breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.
 - (f) [Repealed, BL3758]
 - (g) [Repealed, BL3674]
 - (i) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use. [BL3083]
 - (j) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling. [BL3083; BL3302; BL3323; BL3418]
- (9) Despite sections 58 (2) and 58 (3) the minimum permitted lot size is 450 m² (4,844 sq. ft.) and the minimum permitted frontage is 15 m (49.21') on the following properties:
 - (a) 6077 Mary Street (PID: 000-328-332)
 - (b) 3056 Gibbins Road (PID: 005-667-909)
 - (c) Lot 1 Sophia Road (PID: 029-263-123)
 - (d) 3214 Cowichan Lake Road (PID: 001-086-359)
 - (e) 7978 Tidemark Way (PID: 028-795-261)
 - (f) 6125 Lakeview Drive (PID: 003-760-251)
 - (g) 9921 Echo Heights (PID: 027-633-250)
 - (h) 5850 (Lot 3) Highland Avenue (PID: 007-387-687)
 - (i) 1578 Adelaide Street (PID: 003-247-988)
 - (j) 3192 Sherman Road (PID: 002-748-851)
 - (k) 5951 Highland Avenue (PID: 000-392-651)

Driveway Width

- (10) Individual driveway widths shall not exceed 6.0 m (19.68') of the lot frontage for each dwelling.

6156 PINNACLE RD DUNCAN V9L 6X8

Area-Jurisdiction-Roll: 04-315-05676.022



04-315-05676022 11/09/2015

Total value \$590,000

2025 assessment as of July 1, 2024

Land \$249,000

Buildings \$341,000

Previous year value \$599,000

Land \$235,000

Buildings \$364,000

Property information

Year built 2003

Description 1 STY Duplex - Standard

Bedrooms 1

Baths 2

Carports

Garages G

Land size

First floor area 1,028

Second floor area

Basement finish area 707

Strata area

Building storeys 1

Gross leasable area**Net leasable area****No. of apartment units****Legal description and parcel ID**

STRATA LOT 2, PLAN VIS5354, SECTION 1, RANGE 3,
SOMENOS LAND DISTRICT, TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM V

PID: 025-649-191

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment

Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



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PROPERTY INFORMATION

General Property Information	
Civic Address:	6156 PINNACLE RD
Folio:	05676-022
LTO Number:	CA6642124
PID:	025-649-191
MHR Number:	
Status:	Active
Property No:	104813
Legal:	LOT 2 SECTION 1 RANGE 3 SOMENOS PLAN VIS5354 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Property Attributes		
Title	Value	Description
BCAA		
MANUAL CLASS	2145	1 Sty Duplex - After 1980 - New Standard
ACTUAL USE	035	DUPLEX - SINGLE UNIT OWNERSHIP
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE	BROWN B	BROWN B SCHEDULE
ZONING		

Property Tax Levies and Assessments Summary							
Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Net Assessment
2025	May 02, 2025	Reg	3,823.53	1	249,000	341,000	590,000
2024	May 15, 2024	Reg	3,656.23	1	235,000	364,000	599,000
2023	May 10, 2023	Reg	3,561.48	1	265,000	370,000	635,000

Licensing Information
There is no licensing account information for this property.

Community Development
There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

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